

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, May 5, 2006, 9:00 AM  
DPLU Hearing Room  
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of April 21, 2006**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Formation of Consent Calendar**

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**Agenda Items**

- 1. Woodside Investors LLC & PDIT Investment LLC; Tentative Map (TM) 5396, Zone Reclassification R04-019, Site Plan S04-054, Lakeside Community Plan Area (Gowens)**

The project proposes 80 residential condominium units on the 4.03-acre subject property with associated landscaping and recreational amenities. The three-story proposed units are in 14 different buildings with 4 to 7 units per building and private garages. A Zone Reclassification proposes to change the existing C36 General Commercial zoning (which allows dwelling units only as a secondary use to principal commercial uses) to C34 General Commercial/Residential in order to allow residences as the primary use on the property. Family Residential is allowed as the primary use in C34 pursuant to Section 2342.a of the Zoning Ordinance. The Zone Reclassification also proposes to change the height designator from "G" to "H" to allow for three stories instead of two, although the maximum height limit will remain at 35 feet. A concurrent Site Plan is required

because the current zoning includes a "B" Community Design Review special area regulation, which requires compliance with the Lakeside Design Guidelines. The subject property is designated (13) General Commercial by the Lakeside Community Plan and is located at the southeast corner of the intersection of Woodside Avenue and Marilla Drive.

**2. Michael Nielsen on behalf of RBS Towing; Major Use Permit P03-094, Ramona Community Plan Area (Gowens)**

The project is construction in two phases of a 6,000 square-foot garage for tow truck storage, a 480 square-foot office, and 32,000 square-feet of outdoor storage of impound vehicles enclosed by an 8-foot-high chain link security fence and 5-foot-wide perimeter landscape buffer and drainage swale. Frontage along Olive Street will be landscaped with a 30-foot-wide buffer, and the site will include paved parking accommodating 36 vehicles for employees and customers. An existing single-family residence and accessory shed will be used for a caretaker, as operations will be on-call for emergencies 24 hours a day, 7 days a week. The subject property is zoned M54 General Impact Industrial Use Regulations, which allows storage of impound vehicles with a Major Use Permit per Section 2545.b of the Zoning Ordinance. The property is also zoned with a "B" Special Area Regulation which requires community design review in conformance with the Ramona Design Guidelines. The property is designated (16) General Impact Industrial by the County General Plan and is located at 1148 Olive Street in Ramona.

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**Administrative Items**

- E. Report on actions of Planning Commission's Subcommittees.**
- F. Designation of member to represent Commission at Board of Supervisors.**
- G. Discussion of correspondence received by Planning Commission.**

**Department Report**

**H. Scheduled Meetings.**

May 19, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 2, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

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June 16, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 30, 2006	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 14, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 28, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 11, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 25, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at "[www.co.san-diego.ca.us](http://www.co.san-diego.ca.us)". Visit the Department of Planning and Land Use web page at "[www.sdcdplu.org](http://www.sdcdplu.org)".

## Adjournment

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits, Reclamation Plans, Coastal Use Permit Cases, Site Plans required by Specific Plans, Plan Amendment Authorizations-----	Within 10 calendar days after Planning Commission action
Specific Plans, Specific Plan Amendments, Road Matters, Rezones, Agricultural Preserves, Plan Implementation Hearings, General Plan Amendment Hearings-----	No appeal necessary since staff will automatically transmit case to Board of Supervisors.
Administrative Appeals, Variances, Minor Use Permits-----	No appeal possible to Board of Supervisors; Planning Commission action is final.